

QUITCLAIM DEED WITHOUT COVENANT

009407

KNOW ALL MEN BY THESE PRESENTS, That LINCOLN WOODS OWNERS ASSOCIATION, a Maine non-profit corporation with its principal place of business in Waterville, County of Kennebec and State of Maine, in consideration of one dollar (\$1.00) and other valuable consideration paid by WATERTVILLE SEWERAGE DISTRICT, a quasi-municipal corporation located at said Waterville, the receipt whereof is acknowledged, does hereby give, grant, bargain, sell and convey unto the said Waterville Sewerage District, its successors and assigns, an easement for the purposes hereinafter stated, on over, under and through a strip of land in said Waterville, bounded and described as follows, to wit:

A certain 30 foot wide easement located in the City of Waterville, Kennebec County, State of Maine being bounded and described by the centerline of the sewer line as follows to wit:

Beginning at a point along the assumed southerly bound of Lincoln Street. Said point being S 88-32-19 W a distance of 275.23 feet from an iron pipe found in the ground at the northwest corner of land now or formerly of Doctors Office Building Realty Trust (reference deed Book 3081 Page 05), also said point being S 00-14-26 W a distance of 30.65 feet from MH #1B in Lincoln Street; thence, S 00-14-26 W a distance of 46.99 feet to MH #1A; thence, S 47-39-24 W a distance of 141.63 feet to MH #1; thence, S 58-50-18 W a distance of 237.72 feet to MH #2; thence, S 57-53-59 W a distance of 22.97 feet to the westerly bound of the Grantors (reference deed book 4735 Page 117), said point being S 01-27-47 E a distance of 269.15 feet from a capped iron rebar at the northwesterly corner of the above described parcel.

Reference to a survey plan entitled "Sewer Easements to be Conveyed by Gerald Roy and Lincoln Woods Owners Association", drafted by Pickett Land Survey Inc., dated February 06, 1998. Signed by James E. Moore P.L.S. #2281, and to be recorded in the Kennebec County Registry of Deeds. All capped iron rebar mentioned are 5/8" in diameter and have a yellow plastic cap scribed JOHN M. PICKETT P.L.S. 351.

The purpose of this grant and easement is to vest in the Waterville Sewerage District, its successors and assigns, the right to construct, repair, inspect and maintain sewers and drains and appurtenances thereto within the limits of said strip of land.

4184
4194
(ord # 51-0-27)

41-56

It is covenanted and agreed by the grantors for themselves, their successors and assigns, that there shall be no buildings or other structures hereinafter erected within the limits of the above described easement without the express written permission of the Waterville Sewerage District, its successors and assigns.

AND Grantor does COVENANT with the said grantee, its successors and assigns, that it will WARRANT and forever DEFEND the premises to it, the said grantee, its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under it.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereof, to the said Waterville Sewerage District, its successors and assigns, to its and their use and behalf forever.

IN WITNESS WHEREOF, the said Grantor, relinquishes and conveys its rights by descent and all other rights in the above described premises have hereunto set its hand and seal this 26 day of March, in the year of our Lord one thousand nine hundred and ninety-eight.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Linda A. Norton
WITNESS:

Sharon A. Ward
SHARON WARD, President
(Lincoln Woods Condominium
Association)

STATE OF MAINE
KENNEBEC, SS.

MARCH 26, 1998

Personally appeared before me the above named Sharon Ward, and acknowledged the foregoing instrument to be her free act and deed as on behalf of the Lincoln Woods Condominium Association.

Before me,

Linda A. Norton
Notary Public
Linda A. Norton.

My commission expires
September 21, 1998

RECEIVED KENNEBEC SS.

1998 APR 28 AM 9:00

ATTEST: Thomas B. Mann
REGISTER OF DEEDS